



LEAMINGTON ROAD, PRINCETHORPE

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SALES & LETTINGS





A beautiful Georgian Grade II listed 1760s Farmhouse, in the Warwickshire village of Princethorpe, measuring approx 4500 ft.<sup>2</sup>. The home is set on a 0.26-acre plot and has a sweeping in & out drive and a detached triple garage behind iron gates. This home comprises: a grand entrance hall, a dining room, an inner hall, a living room, a sitting room, an extended breakfast kitchen, a guest WC and a utility. Upstairs are two more floors with 6 bedrooms and 3 bathrooms. The property has a south-facing side garden, which is beautifully landscaped, plenty of parking, with a gated area for parking several cars and has a triple garage. The property has views of Princethorpe College and the countryside. Well located for Leamington, Coventry and Rugby. All with direct train services to London.



It's in the details...

#### Entrance Hall

Timber glazed doors leads into the large entrance hall, that has an original ornate fireplace with stone surround, exposed beam, dado rail and doors through to the inner hall and the dining room.

#### Dining Room

High ceilings with exposed beam, wide exposed floorboards, built-in original cupboards, deep skirtings and an original fireplace with marble surround. There are two radiators, picture rail, wall lighting, timber double glazed window to the front elevation with original shutters and a timber glazed window to the side elevation again with timber shutters.

#### Inner Hallway

Which is feature wallpapered walls, a timber staircase leads to the first floor, there are exposed beams, a large door to the guest WC and door through to utility. There are doors through to the living room and sitting room.

#### Guest WC

With original Flagstone flooring, there is a toilet, a large handbasin with pedestal and mixer tap. White radiator, exposed beams, half tiled walls and a door to the storage cupboard.

#### Utility

Tile flooring, fitted cupboards & drawers, with beech worktop and 1 & 1/2 bowl white sink, with drainer and mixer tap. Space and plumbing for a washing machine, space for dryer and there is tiled splashback.

#### Living Room

A well appointed living room with feature wallpaper walls, a beautiful marble ornate open fireplace, deep skirtings, two radiators, wall lighting, exposed beam and decorative coving. There is a timber double glazed window to the front.

#### Sitting Room

With a feature brick built inglenook style chimney, with a large feature beam, down-lighting and a white fire below. There are downlights, an exposed beam, a timber window and open doorway through to a rear hall which has a window and timber glazed door to the patio. Timber door leads through to the kitchen.

#### Kitchen Diner

Huge kitchen diner with polished travertine tile flooring, oak fitted kitchen with granite worktops which includes a one and a half bowl sunken stainless steel sink with engraved drainer and surface mounted mixer tap. There is a wine rack, fitted dishwasher, an electric oven and an Aga. Six timber windows allowing plenty of light and French doors through to the patio.

#### First Floor Landing

A large gallery landing with exposed beams, feature wallpaper walls, fitted cupboards and painted door through to a large airing cupboard with the gas boiler and hot water tank. A timber glazed window to the rear.

#### Bedroom One

A huge bedroom with exposed beam, a radiator, and original fireplace with timber surround and a timber double glazed window with pleasant green views to the front. Deep skirtings, wall lighting, picture rail and a door through to the en-suite.

#### En-Suite

A luxury shower room with twin sinks both with vanity storage and mixer taps. There is a toilet, a white towel radiator and a double width shower enclosure, with mains thermostatic rainfall shower with a hand-held attachment. There is beautiful stylish tiling and a timber window. Downlighting and an extractor fan.

#### Bedroom Two

A huge double bedroom with exposed beam, an original fireplace, two radiators, picture rail and a timber double glazed window to the front with green views.

#### Bedroom Three

A double bedroom which has feature wallpaper walls, exposed beam, picture rail, wall lighting, an original fireplace, a radiator and a timber double glazed window to the front with green views.

#### Bathroom

A very stylish re-fitted four piece bathroom, which comprises of a deep bath with mixer taps, a toilet, vanity unit with ceramic sink and mixer tap. There's a white traditional towel radiator and large walk-in shower enclosure with flipper panel and a mains thermostatic rainfall shower with handheld attachment. There is downlighting, beautifully tiled walls an extractor and a timber glazed window.

#### Second Floor Landing

Stairs from the landing leads up to the second floor landing, which has exposed beams and a timber door through to a bedroom. There is a radiator, conservation Velux window and a small step up into an open doorway to a secondary landing. On this landing rustic doors lead to 2 bedrooms and a bathroom.

#### Bedroom Four

A fantastic feature bedroom, with exposed roof beams & vaulted ceiling, there are two radiators and a timber window to the side. Door to the Jack-n-Jill bathroom.

#### Bedroom Five





A spacious double bedroom with a timber window, exposed beams and a radiator.

#### Bedroom Six

A double bedroom that has an exposed beam, a radiator and a timber window.

#### Bathroom

With a bath, toilet, handbasin, radiator, fitted storage and exposed beams. Door to bedroom four.

#### Garden

The garden is off the side of the house and predominantly a sunny south-west. It's a beautiful landscaped garden, with a huge area of lawn which has the most beautiful contour bedding areas full of plants small bushes and flowers. There are a number of small trees and a wonderful patio that has canopy and well. There is a pergola beautiful raised bedding area and a pathway to the lawn.

#### Triple garage

A triple garage with three timber doors outside lighting and a pedestrian door. There is strip lighting, electrics, and three timber windows. There's a loft at a pull down ladder that leads to the large boarded open loft area. (Potential for converting subject to planning permission)

#### Parking

The property has a sweeping in-and-out stoned drive for parking several cars and beautiful retained planting areas full of mature plants, bushes, flowers and small trees. There is a brick wall with iron railing double gates that lead through to A further parking area for 3 to 4 cars.

#### Location

College Farm occupies a delightful location on the edge of this well-regarded village, enjoying pleasant rural views towards Princethorpe College and beyond, and conveniently placed for access to not only the towns of Rugby, Warwick, Royal Leamington Spa and the City of Coventry but also the motorway networks of A45, A46 and M1 & M6.

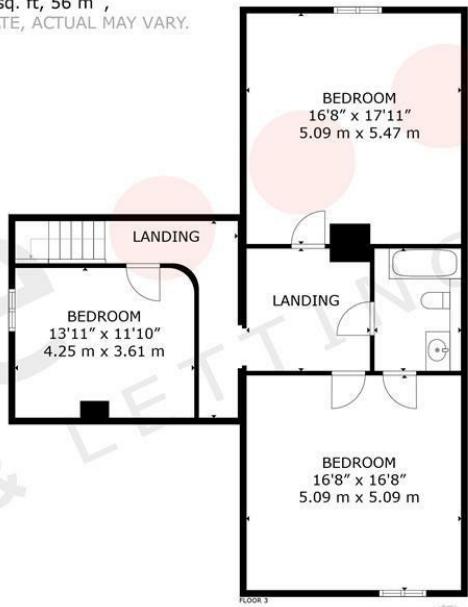
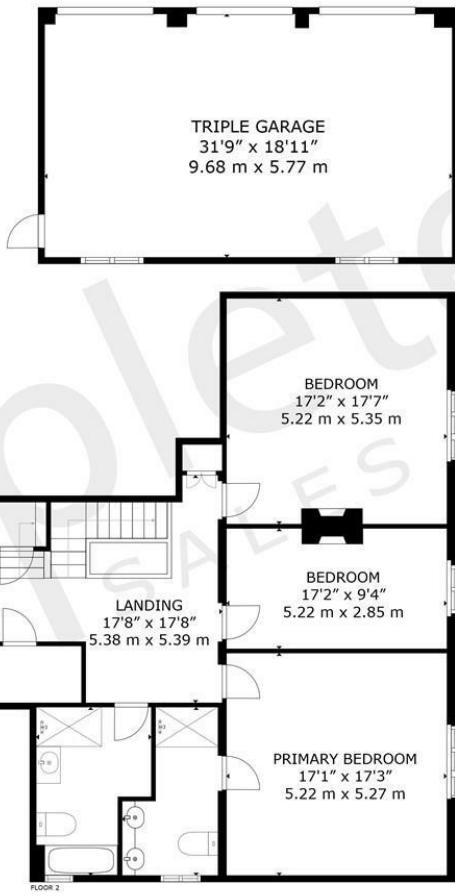
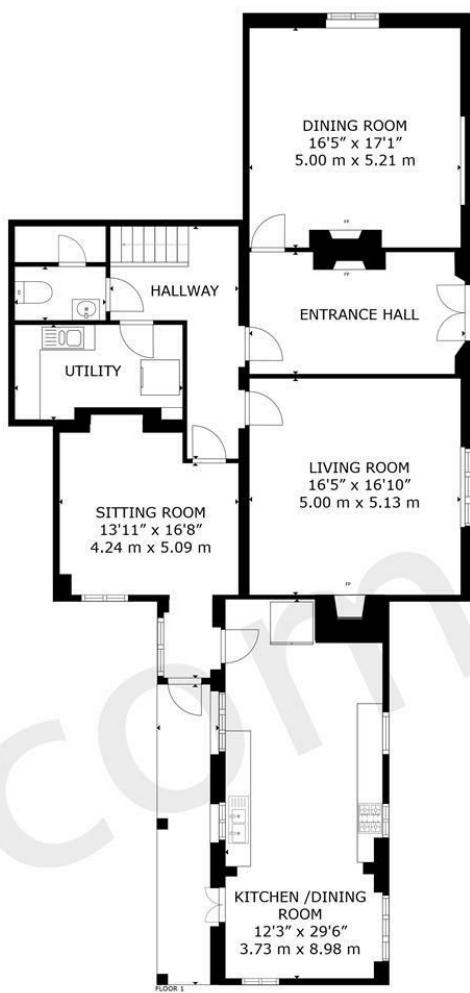
Princethorpe is a small village at the confluence of the old Roman Fosse Way (B4455) and the Coventry to Banbury Road (A423), just to the north of the River Itchen. Other than being a pleasant environment in which to live, from the convenience factor, the location is ideal as, apart from direct road links to the former centres, the settlement is midway between Royal Leamington Spa and Rugby, both about seven miles distant, whilst the motorway network in the region, with the M45/M1, M6, M69 and M40, is easily accessible.

Close to hand is Draycote Water Country Park, the largest expanse of water in the County of Warwickshire, and especially popular for those who enjoy sailing, windsurfing and fly fishing, there also being wetlands, nature trails and bird hides.

Just outside the village and set in lovely grounds is Princethorpe College – a highly popular Roman Catholic co-educational independent day school accommodating pupils aged 11-18, and which welcomes members of all faiths. Also, located along Leamington Road and close to the subject property, is Our Lady's Primary School having around 100 children between the ages of 4-11.



**GROSS INTERNAL AREA**  
 FLOOR 1: 1,620 sq. ft, 151 m<sup>2</sup>, FLOOR 2: 1,277 sq. ft, 00 m<sup>2</sup>  
 FLOOR 3: 1,023 sq. ft, 95 m<sup>2</sup>, **TOTAL: 3,920 sq. ft, 364 m<sup>2</sup>**  
 EXCLUDED AREA: GARAGE: 599 sq. ft, 56 m<sup>2</sup>,  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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The Leamington Property Expert





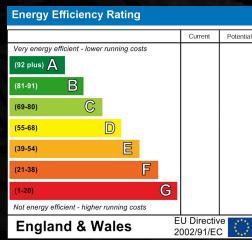
- Grade II Listed
- 0.26 Acre Plot
- Four Receptions
- Three Bathrooms
- Beautiful Gardens

- 4500 ft.<sup>2</sup> Attached Farmhouse
- Six Bedrooms
- Extended Breakfast Kitchen
- Utility & Guest WC
- Triple Garage & Gated Parking



## LEAMINGTON ROAD, RUGBY

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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